

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 3, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Richard Truesdell, Chairman
Byron Goynes, Vice-Chairman
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **October 6, 2005** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-9117 - TENTATIVE MAP - IVANA - APPLICANT: NEVADA BY DESIGN - OWNER: RINKAI AMERICA, INC. - Request for a Tentative Map FOR A 944-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 2.17 acres adjacent to the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
2. TMP-6603 - TENTATIVE MAP - FARM/JENSEN - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, L.L.C. - Request for a Tentative Map FOR A 21- LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.15 acres adjacent to the northeast corner of Jensen Street and Farm Road (APN 125-18-201-008), PD (Planned Development) Zone, Ward 6 (Mack).
3. TMP-9106 - TENTATIVE MAP - OWENS AND LAMB - APPLICANT: TANEY ENGINEERING - OWNER: RICHARD ERLICH, ET AL - Request for a Tentative Map FOR A 161- LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard (APNs 140-30-520-017; 140-30-503-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 Units per Acre) Zone, Ward 3 (Reese).
4. TMP-9366 - TENTATIVE MAP - BROOKHAVEN - APPLICANT/OWNER: GRAND TETON RESIDENTIAL, LLC. - Request for a Tentative Map FOR AN 85 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 10.30 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-015), U (Undeveloped) Zone [MLA (Medium Low Attached Density Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre) Ward 6 (Ross).

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5. TMP-9428 - TENTATIVE MAP - ALEXANDER/CLIFF SHADOWS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RITTER CHARITABLE TRUST - Request for a Tentative Map FOR A 43-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development) Zone, Ward 4 (Brown).
6. TMP-9429 - TENTATIVE MAP - HUALAPAI/CHEYENNE - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: LAND INVESTMENTS, LLC - Request for a Tentative Map FOR A 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to P-D (Planned Development) Zone, Ward 4 (Brown).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. ABEYANCE - VAC-8986 - VACATION - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: LEECH WEST, LLC. - Petition to Vacate a portion of Corbett Street generally located between Jones Boulevard and Bronco Street, Ward 6 (Ross).
8. VAC-9207 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Petition to Vacate the knuckle portion of the intersection of Baronet Drive and Oak Fair Street, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

9. CITY OF LAS VEGAS - Receive and discuss a report on Transportation and Traffic issues in and adjacent to the Downtown area.

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PUBLIC HEARING ITEMS:

10. ABEYANCE - GPA-9144 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross).
11. ABEYANCE - ZON-9141 - REZONING RELATED TO GPA-9144 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross).
12. ABEYANCE - VAR-9143 - VARIANCE RELATED TO GPA-9144 AND ZON-9141 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request for a Variance TO ALLOW 14,800 SQUARE FEET OF OPEN SPACE WHERE 59,677 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED IN CONJUNCTION WITH A PROPOSED 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross).
13. ABEYANCE - VAC-9540 - VACATION RELATED TO GPA-9144, ZON-9141, AND VAR-9143 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Petition to Vacate the portion of Tina Lane west of Rebecca Road, Ward 6 (Ross).
14. ABEYANCE - SDR-9142 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9144, ZON-9141, VAC-9540 AND VAR-9143 -PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross).

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15. ABEYANCE - ZON-9093 - REZONING - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC. - Request for Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003), Ward 6 (Ross).
16. ABEYANCE - SDR-9095 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9093 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC. - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
17. ABEYANCE - VAR-8652 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESUS E. CORN - Request for a Variance TO ALLOW A FIVE-FOOT SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.11 acres adjacent to the southwest corner of Bruce Street and Marlin Avenue (APN 139-35-213-003), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
18. ABEYANCE - RENOTIFICATION - SDR-8066 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A PROPOSED 247,800 SQUARE-FOOT OFFICE COMPLEX on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive (APNs 125-29-502-010, 125-29-601-002, 020, a portion of 125-29-601-018, and 125-29-510-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) General Plan Designation], Ward 6 (Ross),
19. ABEYANCE - SDR-8967 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIMARRON-COMMONS, LLC. - OWNER: CIMARRON-FRONTAGE, LLC. - Request for a Site Development Plan Review FOR TWO RETAIL BUILDINGS TOTALING 10,150 SQUARE FEET AND WAIVERS OF THE PARKING AREA AND BUILDING FOUNDATION LANDSCAPING REQUIREMENTS OF THE COMMERCIAL DEVELOPMENT STANDARDS on 2.58 acres adjacent to the north side of Sky Pointe Drive, approximately 650 feet east of Cimarron Road (APN 125-21-710-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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20. **ABEYANCE - SDR-8987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: PECCOLE RANCH 9-B, LLC.** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 404-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 17.57 acres adjacent to the southwest corner of Charleston Boulevard and Apple Drive (APN 163-06-510-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).
21. **ABEYANCE - ROR-8789 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD** - Required Two Year Review of an approved Special Use Permit (SUP-2758), WHICH ALLOWED A 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
22. **ZON-9386 - REZONING - PUBLIC HEARING - APPLICANT: BRAMBLE HOMES INC - OWNER: GARRETT, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.87 acres adjacent to the southeast corner of Leon Avenue and Elkhorn Road (APN 125-24-102-001), Ward 6 (Ross).
23. **WVR-9715 - WAIVER RELATED TO ZON-9386 - PUBLIC HEARING - APPLICANT: BRAMBLE HOMES, INC. - OWNER: GARRETT, LLC** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 195 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southeast corner of Leon Avenue and Elkhorn Road (APN 125-24-102-001), Ward 6 (Ross).
24. **SUP-9387 - SPECIAL USE PERMIT RELATED TO ZON-9386 AND WVR-9715 - PUBLIC HEARING - APPLICANT: BRAMBLE HOMES INC - OWNER: GARRETT, LLC** - Request for a Special Use Permit FOR A PRIVATE STREET IN A SINGLE FAMILY SUBDIVISION adjacent to the southeast corner of Leon Avenue and Elkhorn Road (APN 125-24-102-001), R-E (Residence Estates) Zone [PROPOSED: R-1 Single Family Residential) Zone], Ward 6 (Ross).
25. **VAR-9581 - VARIANCE - PUBLIC HEARING - APPLICANT: EN ENGINEERING - OWNER: EASTERN BONANZA, LLC** - Request for a Variance TO ALLOW 20 PARKING SPACES WHERE 23 IS THE MINIMUM REQUIRED FOR A PROPOSED 2,800 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH on 0.48 acres at the southwest corner of

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Bonanza Road and Eastern Avenue (APN 139-35-501-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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26. SDR-9372 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-9581 - PUBLIC HEARING - APPLICANT: EN ENGINEERING - OWNER: EASTERN BONANZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,800 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH AND WAIVERS OF THE BUILDING PLACEMENT STANDARD AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.48 acres at the southwest corner of Bonanza Road and Eastern Avenue (APN 139-35-501-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
27. VAR-9726 - VARIANCE - PUBLIC HEARING - APPLICANT: WILICK LAW GROUP - OWNER: MARSHAL S. WILICK - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF 80 FEET WHERE 99 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED OFFICE BUILDING on 1.50 acres along the south side of Bonanza Road, approximately 300 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
28. SDR-9421 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-9726 - PUBLIC HEARING - APPLICANT: WILICK LAW GROUP - OWNER: MARSHAL S. WILICK - Request for a Site Development Plan Review FOR A PROPOSED 19,602 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE BUILDING PLACEMENT, PARKING LOT, FOUNDATION AND PERIMETER LANDSCAPING REQUIREMENTS on 1.5 acres along the south side of Bonanza Road, approximately 300 feet east of Pecos Road (APN 140-31-121-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
29. VAR-9728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE FIVE ARE REQUIRED FOR A TEMPORARY REAL ESTATE SALES OFFICE on 0.56 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-327-050 thru 055), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 6 (Ross).
30. SUP-9447 - SPECIAL USE PERMIT RELATED TO VAR-9728 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A TEMPORARY REAL ESTATE SALES OFFICE WITH AN UNPAVED PARKING LOT adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-327-050 thru 055), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 6 (Ross).

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31. **VAR-9270 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD LUKE ARCHITECT - OWNER: RICHARD HUNTER** - Request for a Variance TO ALLOW A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED PORTE COCHERE on 1.23 acres at 9401 Kings Gate Court (APN 138-31-710-006), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Wolfson).
32. **VAR-9440 - VARIANCE - PUBLIC HEARING - APPLICANT: JAMES POLLINS - OWNER: CHRISTINA TONEY** - Request for a Variance TO ALLOW A PROPOSED SIX FOOT TALL WROUGHT IRON FRONT YARD FENCE WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 0.19 acres at 2804 Marlin Avenue (APN 139-36-213-002), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).
33. **SUP-9430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOLLY BRANNIGAN'S - OWNER: BOCA FASHION VILLAGE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located along the east side of Rampart Boulevard, approximately 900 feet south of Alta Drive (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).
34. **SUP-9311 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SCOTT G. MAHALICK** - Request for a Special Use Permit FOR A BAILBOND SERVICE at 121 Gass Avenue (APN 139-34-410-026), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
35. **SDR-9310 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9311 - PUBLIC HEARING - APPLICANT/OWNER: SCOTT G. MAHALICK** - Request for a Site Development Plan Review FOR A PROPOSED 640 SQUARE FOOT OFFICE CONVERSION AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS AND BUILD TO LINE REQUIREMENT on 0.03 acres at 121 Gass Avenue (APN 139-34-410-026), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (Limited Commercial) Zone, Ward 1 (Tarkanian).
36. **SUP-9272 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MINWU, INC. - OWNER: CHETAK DEVELOPMENT CORPORATION** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2226 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, WARD 3 (Reese).

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37. SUP-9416 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HERTZ CORPORATION - OWNER: HOTSPUR RESORTS NEVADA, INC. - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL IN AN EXISTING HOTEL at 221 North Rampart Boulevard (APN 138-29-401-002), P-C (Planned Community) Zone, Ward 2 (Wolfson).
38. SUP-9435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: THOMAS C. LAWYER FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 20 FOOT EXTENSION TO AN EXISTING 60 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 3040 South Valley View Boulevard (APN 162-08-302-008), M (Industrial) Zone, Ward 1 (Tarkanian).
39. SDR-9426 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT OWNER: ALAJANDRO MALDONADO - Request for a Site Development Plan Review FOR A PROPOSED 1,770 SQUARE FOOT OFFICE CONVERSION AND WAIVERS OF THE STREET BUFFER, PERIMETER BUFFER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.17 acres at 356 South Jones Boulevard (APN 138-36-210-014), R-1 (Single Family Residential) Under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
- DIRECTOR'S BUSINESS:**
40. ABEYANCE - TXT-8759 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.040 Conditional Uses, 19.08.040 Residential District Development Standards and 19.20 Definitions in regards to accessory structures.
41. TXT-9363 TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19 (the Las Vegas Zoning Code) to add requirements and procedures which allow for minor changes to the General Plan in conformance with state law.
42. TXT-9765 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19.04.040, "Conditional Uses," and Title 19.04.050, "Special Use Permits," to remove the separation distance requirements for the Auto Title Loan, Financial Institution, Specified and Auto Pawn uses.

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43. **TXT-9766 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.040, "Conditional Uses," and Title 19.04.050, "Special Use Permits," to establish separation distance requirements for the Pawn Shop use.
44. **TXT-9779 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.20.020, "Words and Terms Defined," to establish a definition and standards for Psychiatric Hospitals.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.